

PB# 87-11

Heritage Park

51-1-84.2

HERITAGE PARK

87-11

New App Submitted 1/88 - 88-2

General Receipt

8857

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

April 20, 1987

Received of Madison Engineering Associates \$ 25.00

Twenty five and 00/100 DOLLARS

For Heritage Park Subdivision Application Fee (#87-11)

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 4014		\$25.00

By Pauline B. Townsend

Town Clerk

General Receipt

9542

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

January 28, 1988

Received of River Street Associates, Inc. \$ 80.00

Eighty and 00/100 DOLLARS

For Engineering Fees (#87-11)

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 1220		\$80.00

By Pauline B. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

County File No. NWT 27 87 N

COUNTY PLANNING REFERRAL

(Mandatory County Planning Review under Article 12-B,
Section 239, Paragraphs 1, m & n, of the
General Municipal Law)

Application of Heritage Park Subdivision/River St. Associates

for a Major Subdivision

County Action: Approved

LOCAL MUNICIPAL ACTION

The Above-cited application was:

Denied Approved

Approved subject to County recommendations

(Date of Local Action)

(Signature of Local Official)

This card must be returned to the Orange County Department of Planning
within 7 days of local action.

Check # 4014	\$25.00

By Pauline D. Towns
 Town Clerk

General Receipt		9542												
TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550		<u>January 28, 1988</u>												
Received of <u>River Street Associates, Inc.</u> \$ <u>80.00</u>														
<u>Eighty and 00/100</u>		DOLLARS												
For <u>Engineering Fees (#87-11)</u>														
<div style="display: flex; justify-content: space-between;"> <div style="width: 40%;"> <p style="font-size: small;">DISTRIBUTION</p> <table border="1" style="width: 100%;"> <thead> <tr> <th>FUND</th> <th>CODE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>Check # 1220</td> <td></td> <td>\$80.00</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> </div> <div style="width: 55%;"> <p>By <u>Pauline D. Towns</u></p> <p><u>Town Clerk</u></p> <p style="text-align: right;">Title</p> </div> </div>			FUND	CODE	AMOUNT	Check # 1220		\$80.00						
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12-21-87

Building Inspr.
P.B. Engineer

Fire Inspr.
Water, P.B.

Highway

1-28-88

Water
Inspr.

Building
P.B. Engineer

TOWN OF NEW WINDSOR PLANNING BOARD

TRACKING SHEET

PROJECT NAME:

Heritage Park

PROJECT NO. :

87-11

TYPE OF PROJECT:

Subdivision 37 Lot Sub
Lot Line Change

Site Plan

Other (Describe)

TOWN DEPARTMENT REVIEWS:

Date
App'dDate
Not App'dNot
Required

Planning Board Engineer

Highway

Bus. Fire Prev. see app'l 11/18/87

Sewer

Water

Flood

<u>4-21-87</u>	<u>6/2/87</u>
<u>4-21-87</u>	<u>4-21-87</u>
<u>NOT AVAILABLE</u>	

OUTSIDE DEPT./AGENCY REVIEWS:

DOT

DEC

O/C PLANNING

O/C HEALTH

NYS DOH

OTHER (SPECIFY) DPWSee letter 12/1/87Letter In file

Determination

EAF Short

Proxy: Filed

Long

Submitted

Accepted

Representative

River Street Assoc.

PUBLIC HEARING:

Held (DATE)

Waived*

Other

(* Minor Subdivision and Site Plans only.)

TIME SEQUENCING:

(SUBDIVISIONS)

Sketch Plan Date

+ 30 days = Action Date

Preliminary P/H Date

+ 45 days = Action Date

Preliminary App'l Date

+ 6 months = Final Resub. Date

Final Plan Date

+ 45 days = Final App'l Date

TIME SEQUENCING:

(SITE PLANS)

Presubmission Conf. Date

+ 6 months = Submittal Date

First Meeting Date

+ 90 days = Final App'l Date

TOWN OF NEW WINDSOR
BUREAU OF FIRE PREVENTION
SITE PLAN REVIEW FORM

PLANNING BOARD

REFERENCE NUMBER: 87-11

FIRE BUREAU

REFERENCE NUMBER: 87-100

SITE PLAN FOR: HERITAGE PARK

ADDRESS: River Street Assoc.; 12 Front St., Newburgh, NY 12550

The aforementioned site plan or map was reviewed by the BUREAU OF FIRE PREVENTION at a meeting held on 19 January 19 88.

 The site plan or map was approved by the BUREAU OF FIRE PREVENTION.

 X The site plan or map was disapproved by the BUREAU OF FIRE PREVENTION for the following reason(s).

Plan was previously rejected for the following:

A dry hydrant is to be installed for use of the fire department at the
roadway where the two (2) ponds meet. (near crossing) The roadway
pavement width to be a minimum of 34 feet to meet Town Code. The
existing crossing must be able to safely carry a 25 ton fire apparatus.

This plan was previously rejected. There are no changes that would
indicate that this plan, received on 16 February 1988, was updated
to include the Bureau's requirements.

SIGNED: 



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

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RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate


Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Heritage Park Subdivision
PROJECT LOCATION: South side of Route 207 (West of Beattie)
NEW WINDSOR #: 87-11
13 January 1988

- 1). The subject project has been reviewed at three (3) previous Planning Board Meetings. The concept of the proposed subdivision has changed several times through the review process.
- 2). At the 9 December 1987 Planning Board Meeting, it was my understanding that a motion was presented to approve the plan and it failed to pass the vote of the Board.
- 3). The application for the subdivision and the Environmental Assessment Forms do not reflect the latest proposed configuration of the subdivision. Further, if the subdivision sketch plan is resubmitted, it would be my recommendation that the Board require a new application and fee, new Environmental Assessment Form, Proxy Statement and that a new Project Number be assigned. In addition, all outstanding fees for the previous application should be paid.
- 4). At such time that the new plan is received, further Engineering review and comments will be prepared.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

1-13-88

Mr. Angelo Volanakis: I am here from River Street Associates. We are here tonight we are here for sketch plan approval. This is the second time, we were at your last meeting we have revised the plan somewhat since that meeting. The density of lots has been addressed on the new plan it's been reduced from 33 lots to 27 lots. That is the first big change. Following our last meeting we met with the DEC they had a change of heart regarding the wetlands configuration and they have been modified. These plans show the final and they have been certified by the DEC. There was some concern over the proximity of the septic field with the wetlands that has been addressed. We have relocated them. We have moved it away from the wetlands. There were also some long drives if you recall in the south east corner they have been eliminated. The roadway in the northeast corner has been modified and this was to do two things, one to avoid the wetlands area and to eliminate a cul-de-sac there earlier and somebody on the Board had requested copies of the perc tests, the field notes and the perc tests. We have them available if anybody would like to see them.

Mr. Mc Carville: Do you have a copy of the old map at the previous meeting?

Mr. Scheible: Right here.

Mr. Mc Carville: One comment the last time was access over property which wasn't addressed. We said there were some other undeveloped property to the east and didn't we comment there should be some access possibly or consideration given to

access to other properties.

Mr. Volanakis: I think you have this mixed up with somebody else.

Mr. Van Leeuwen: he is right there was a comment to that.

Mr. Edsall: It was on December 9th.

Mr. Scheible: Our engineer says the application for the subdivision and environmental assessment form does not reflect the latest proposed configuration of the subdivision. The EAF form that was filed was for the previous application. We haven't received an EAF form for this one as of yet. Further that the subdivision sketch plan is resubmitted it would be his recommendation that the Board require a new application and fee. New EAF form, new proxy statement in other words you are starting all over because you are bringing a whole new application and a new project number assigned. We might waive the new project number we will give him a new number but keep him in mind.

Mr. Edsall: The file is getting, we have so many different plans.

Mr. Volanakis: Can we get approval contingent on doing that so we can proceed.

Mr. Scheible: This is a review session I don't think that the Board is ready to give any type of approval this evening. until they mull over the maps and give the engineer a chance to re-examine the maps as they are submitted now.

Mr. Volanakis: Will we be able to come before the Board at your next meeting?

Mr. Scheible: If our engineer has time to review these, if you can get application made in time and if our engineer has time to review it for the next meeting.

Mr. Edsall: Would it be advisable if the Board would like to give a comment on the layout.

Mr. Scheible: Is this going to be it, this is the first one we have seen rather than spend a lot of time on this because even though there are some fees still due from the applicant they have to be cleared up there is a fee problem here. Is this the one we are going to settle in on? How does the Board feel being that this is 27 lots.

Mr. Mc Carville: The layout is much better than what we have previously seen.

Mr. Van Leeuwen: What is the disposition of the barn is that going to be made into an apartment?

Mr. Volanakis: Right now our game plan is to keep it in tact as a barn to add some charm to the site, the buyer of the lot will decide what he will do with it.

Mr. Roncs: Put a restriction that the barn would only be an accessory structure for storage.

Mr. Babcock: They'd have to go back in front of this Board.

Mr. Scheible: Another restriction I'd like to see put because I have seen drives moved around I'd like to see, there is a temptation here to try and sneak a driveway down right to 207 from some of these lots I have seen driveways moved in this Town and I'd like to put a restriction in there to cover ourselves perhaps not on the map to make it clear to the purchaser that they shouldn't be attempting access to 207.

Mr. Van Leeuwen: Not for living quarters on the barn. Lot 24 and 25 cut the pond in half that might cause a problem.

Mr. Mc Carville: We have done all the lead agency I believe?

Mr. Ronas: There is a suggestion by Mark the EAF be redrafted.

Mr. Scheible: We are all in agreement that that pond should be on one lot I don't know how you are going to do it. If you combine 23 and 24 that would be an attractive lot.

Mr. Volanakis: Thank you.

TOWN OF NEW WINDSOR
BUREAU OF FIRE PREVENTION
SITE PLAN REVIEW FORM

PLANNING BOARD
REFERENCE NUMBER: 87-11

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 The site plan or map was approved by the BUREAU OF FIRE PREVENTION.

 X The site plan or map was disapproved by the BUREAU OF FIRE PREVENTION for the following reason(s).

A dry hydrant is to be installed for use of the fire department at the
roadway where the two (2) ponds meet. (Near crossing) The roadway
pavement width to be a minimum of 34 feet to meet Town Code. The
existing crossing must be able to safely carry a 25 ton fire apparatus.

SIGNED: 

12-9-87

Mr. Angelo Volonakis from R. Street Associates came before the Board representing this proposal.

Mr. Volonakis: We originally submitted on November 18th for sketch plan approval. This is a resubmittal including the comments that we have received on that date.

Mr. Schiefer: The comment changed you say it is a different plan.

Mr. Edsall: To restate this comment, we have had three different versions of this plan brought in between the 22nd of April meeting, the 18th of November and now the 9th of December. All three plans have been by three different

professionals and three different layouts. We have started the SEQR process with the second version and this plan is not the same footprint as the previous plans and I am a little confused as to which plan.

Mr. Volonakis: When we included the DEC information on the drawing the main road way was rerouted because based on the findings and that is the only major change from the last submittal.

Mr. Scheible: This was shifted down here to get away from the wetlands area.

Mr. Edsall: Can I ask if the wetlands are based on a field stakeout?

Mr. Volonakis: Correct. By DEC and it was surveyed.

Mr. Edsall: Because the configuration is quite different from what is on the plan.

Mr. Volonakis: We were surprised also.

Mr. Volonakis: We have taken four perc tests included onn the drawings, the results were good lot sizes and have been indicated, the septics have been shown, house locations have been shown and some of the general topo information has been shown. This was prepared by River Street Associates by me. We are the developer, Kartiganer does work for us, we were unable to get the proxy in time for this meeting, they are in the process of getting it. They will be here at the next meeting. There was one engineering firm that is no longer with us and Kartiganer will be the engineer of record for this project.

Mr. Scheible: Looks like we are starting all over as far as I can see. The plans are quite different from what we have been looking at over the last few months.

Mr. Edsall: Probably you should get a new EAF based on this information.

Mr. Scheible: I am trying to follow some of these lines.

Mr. Roncs: Is the lot count the same as on the prior plans?

Mr. Volonakis: I believe so. Well, there were 36 in the last submittal and we are at 33. I believe during the last meeting you requested information on the wetlands area and we were able to provide it the changes are based on the findings.

Mr. Scheible: Yes I can see that. They are very different from what we have been looking at.

Mr. Jones: What was the reason for drawing this like this?

Mr. Volonakis: The lay of the land.

Mr. Jones: Who would want to by a piece of land like that?

Mr. Reyns: I looked at this earlier today and I am completely dissatisfied with the plan because number one we have the septic layout down near the wetlands here and that is just one instance here. The other one is lot number 3 my other

objection is that I think for this property and I know it very well it is I think that we have 33 homes or residences listed on this property with wells and septics in an area that certainly is all wet, it is a swamp. It runs along the railroad here with an awful lot of wet lands. It is just poor planning to have this many lots and this many septics and this many wells put out in an area not made for this. I'd say looking at it and I studied it this afternoon I think that possibly 20 would be maximum, 20 homes not 33, nowhere near it.

Mr. Volonakis: This line that you are talking about is not the wetlands it is the buffer zone 100 feet from the wetlands area.

M. Reyns: I see that. But what about this.

Mr. Volonakis: That is the hundred foot buffer. But there is another hundred feet before you get to the wet lands area.

Mr. Jones: How long does it take the water to move once it penetrates the ground?

Mr. Volonakis: Three minutes. The worse is 20 minutes.

Mr. Reyns: I'd like to see the tests. That is my opinion.

Mr. Volonakis: We spoke to DEC about the roadway and their primary concern was the engineering of it.

Mr. Scheible: Not because he is older and wiser than I am but I tend to agree with Henry Reyns. Just seems to be squeezing an awful lot out of this piece of property and out this end of town even though the zoning only requires one acre lots it is just a hodge podge here.

Mr. Volonakis: We were primarily trying to take advantage of the high land for placing the houses.

Mr. Schiefer: What about the driveways? It goes right through the buffer zone.

Mr. Mc Carville: So does lot 12.

Mr. Babcock: Is that going to be a private road or Town road?

Mr. Volonakis: Town road.

Mr. Reyns: It isn't indicated. You have the septic running up to the Town road.

Mr. Scheible: All of them are right on the road, how do you feel about that Mark?

Mr. Edsall: Obviously with this size subdivision it is going to have to go to the Orange County Health Department which means every lot will require two deep and two perc tests in the area of the sanitary systems so we are going to find out.

Mr. Jones: I suggest it goes there first.

Mr. Edsall: They cannot go to the Orange County Health Department without the preliminary approval.

Mr. Scheible: I think we are going to have to--

Mr. Schiefer: I am not going to give preliminary approval.

Mr. Edsall: You are required to take some action tonight from sketch plan status or have them waive it.

Mr. Scheible: It is the same application but it is a whole new plan.

Mr. Ronen: Since the responses are negative it doesn't seem to make much sense to have them continue with the sketch plan.

Mr. Volonakis: There is something on the plan that doesn't meet current zoning requirements?

Mr. Scheible: I said that before I said you may possibly meet the current zoning standards but it seems by the Board's feelings here that they just don't feel that it is good planning. Proper planning in this area of Town.

Mr. Schiefer: I'd like to go out and take a look and see how wet it is.

Mr. Scheible: We walked it but all we did was walk by the barn.

Mr. Babcock: Also on the plan I noted the remark that existing barn to remain. I was just wondering if there should be some clarification if it remains what it is going to be used for.

Mr. Scheible: Any plans at this time?

Mr. Volonakis: The plan presently remaining as a barn.

Mr. Babcock: Also the last representative said the barn was to be demolished. We are kind of unclear that is why I am bringing it up.

Mr. Volonakis: We are going back and forth with refurbishing it before preliminary approval we will definitely clear it up at this sketch plan stage we haven't firmed up what we are going to do with it.

Mr. Scheible: The major part of a lot of these lots are sitting in a swampy area. And very close to some of the dwellings.

Mr. Schiefer: Has the DEC seen this with the septic borders the wetlands?

Mr. Volonakis: No, this is only a sketch plan.

Mr. Scheible: If this site doesn't have as much water as what is shown on here I would think a little about it differently but I can just see a lot of problems with the sewage and the wetlands area. It is just too much for the area.

Mr. Volonakis: If there was a problem with that sewage in the wetlands area the DEC would never have granted us approval.

Mr. Mc Carville: I make motion we approve the sketch plan of Heritage Park Subdivision.

Mr. Scheible: I look at it as conceptual.

Mr. Edsall: Sketch status right now. And the meeting on the 11 or 18 of November was the date that the first sketch plan was submitted so within 30 days you have to take some action or have them waive the restriction on the Board's action for the timeframe.

Mr. Schiefer: Why don't you find out if they will waive it?

Mr. Volonakis: At the last meeting the plan was submitted with 36 we have reduced to 33 and now there is a very big concern of the number of lots.

Mr. Scheible: The concern is what brought that out is because the last time that you brought this these wetlands were not identified on the map and I am speaking for myself I think the rest of the Board will agree with me since we never saw as vast as they are on this site. This is what has changed the whole viewpoint on this project.

Mr. Schiefer: I will second the motion.

MR. MC CARVILLE	NAY
MR. SCHIEFER	NAY
MR. LANDER	NAY
MR. JONES	NAY
MR. REYNS	NAY
MR. SCHEIBLE	NAY

Mr. Scheible: I'd like to see it knocked down to that proximity to 23 lot subdivision. Before he goes off and starts redrawing the plans anybody else have any suggestions?

Mr. Reyns: Anything on the comments, this is the place for the four or five acre lots rather than the 1 acre lot. I think something like this could be developed, this four or five acre lots and therefore you still have to get your price out of your property so if you develop something like that rather than 1 acre lot you will be solving your problem and solving the Town's problem by not being overpopulated in that area. I just can't see that.

Mr. Volonakis: Thank you.

Mr. Lander: Seeing that the next one on the agenda is a relative of mine I will abstain from voting or any opinions on what goes on.



**McGOEY and HAUSER
CONSULTING ENGINEERS P.C.**

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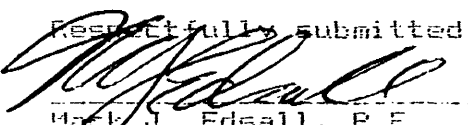
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New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Heritage Park Subdivision
PROJECT LOCATION: South side of Route 207 (west of Beattie)
NEW WINDSOR #: 87-11
9 December 1987

1. The Applicant has submitted a Plan for the major subdivision of a 65.6 +/- acre parcel into thirty-three (33) lots. The Plan was previously reviewed at the 22 April 1987 and 18 November 1987 Planning Board Meetings.
2. It should be noted that the first plan submitted in April was prepared by Hudson Engineering Associates, having one arrangement. The Plan submitted in November 1987 was prepared by Kartiganer Associates, having a different arrangement. The Plan submitted for this meeting is prepared by River Street Associates, having a different arrangement.
3. Any subdivision plan submitted must be prepared by a licensed Surveyor.
4. It should be noted that the SEQRA review process has been initiated utilizing the Environmental Assessment Form and Plan as prepared by Kartiganer Associates. It is my opinion that such process is invalid if the River Street Associates Plan is to be the basis of development.
5. As previously noted in my review comments, one of the primary concerns for the project is the proximity to the New York State Department of Environmental Conservation Wetlands. The River Street Associates plan as submitted indicates limits of "DEC Wetlands (typical)". The configuration of such limits do not appear consistent with the New York State Freshwater Wetlands Map as prepared by the New York State Department of Environmental Conservation. The Board may wish to ask if the limits as shown on this plan were actually located by the DEC in the field, as requested by this Engineer and the Planning Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

TOWN OF NEW WINDSOR PLANNING BOARD

TOWN HALL, UNION AVENUE, NEW WINDSOR, NEW YORK

NOVEMBER 18, 1987

BOARD MEMBERS PRESENT: HENRY SCHEIBLE, CHAIRMAN
DANIEL MC CARVILLE
LAWRENCE JONES
RON LANDER
HENRY VAN LEEUWEN
CARL SHIEFER

OTHERS PRESENT: MARK EDSALL, PLANNING BOARD ENGINEER
JOSEPH RONES, PLANNING BOARD ATTORNEY
MICHAEL BABCOCK, BUILDING INSPECTOR

ABSENT: HENRY REYNS

Mr. Scheible called the regular meeting to order. He asked if there were any additions or corrections to the October 28, 1987 minutes. Being that there were none, a motion was made by Mr. Van Leeuwen to accept the minutes as distributed, seconded by Mr. Jones and approved by the Board.

HERITAGE PARK

Mr. Scott Kartiganer: We are representing Heritage Park. We are looking at 37 parcels location is Route 207, Rock Tavern Post Office is just west of there.

Mr. Scheible: We walked this before.

Mr. Kartiganer: What we are presenting today is to get some conceptual approval on the layout. Since the time you had another submittal I guess a number of months back and since that time we have been retained to look at the lot. The first thing we'd like to let you be aware of is we have the road entries we have spoken with the DOT and got their preliminary approvals as far as the locations.

Mr. Mc Carville: Was this before us under another name?

Mr. Van Leeuwen: Yes, it was.

Mr. Kartiganer: I believe it was under Heritage Park. The concept is to lay basically a floating pattern through the farm land. The number of lots as far as the general layout of the parcel is along stone walls and various other features in the landscape. One of the major things we have just located a few days ago is the wet lands areas on the property. They have been flagged, we have located

them, there will be one area if you remember the previous map. The previous submittal had just a cul-de-sac over here coming into a cul-de-sac over here. We want to bring the property through a floating landscape. We will be traversing an area of wetlands.

Mr. Mc Carville: Are they DEC?

Mr. Kartiganer: Designated wet lands. We will be looking at this in this area to keep the layout flow of the property. We'd like to, this is a marginal wet lands area in our opinion. We'd like to go through the property and trade them probably for some area on another area of the land.

Mr. Mc Carville: Trade who?

Mr. Kartiganer: DEC.

Mr. Mc Carville: Until you put the wetlands area on the map there is not much we can do.

Mr. Van Leeuwen: I'd like to see topo and perc tests. I don't see anything about perc tests. I think that is the most important thing especially down in here.

Mr. Kartiganer: On the sketch layout.

Mr. Van Leeuwen: Yes I want to see perc tests.

Mr. Kartiganer: At this time.

Mr. Van Leeuwen: At the time if you don't have perc you have to make different arrangements.

Mr. Kartiganer: At this time as I said one of our primary concerns is the road entries at this time. We'd like to get general approval as far as our locations of the road entries, two road entries onto the property. It is important that we have two road entries.

Mr. Van Leeuwen: It is a bad spot all the way through there.

Mr. Kartiganer: As far as the wetlands those have recently been flagged. We have surveyed them out and at the next submittal we will have them located on the sketch plan. We are trying to go on the most prudent expeditious method we can. We will be looking at a number of lots for wet lands back here conceptually there is a wet lands area that comes over and at the shortest point would be traversing this. We'd like the general acceptance I guess of the Planning Board at this time on concept if we can have a general arrangement of the property and minimize our influence on the wetlands.

Mr. Mc Carville: You went to look at two cul-de-sacs, take a look at putting two adjoining properties together.

Mr. Kartiganer: This area here is mostly wet. On the next one we will designate the wet lands but basically we will not be able to get an entry, we cannot really foresee getting an entry onto this adjoining property. There is a pond here and it is pretty wet back here. We will take a look at putting a through road but this area generally is fairly wet back here coming through this area.

The wet lands locations will show that exactly on the next sketch plan map. There is a long access to get to Beattie Road.

Mr. Van Leeuwen: I think what we should do is get the topo.

Mr. Scheible: What is the smallest lot you have?

Mr. Kartiganer: We have the smallest lot shown on the sketch at approximately an acre. Everything is a minimim full size lot. I would foresee with the wetlands and again I don't have them in front of you, we are going to have a large area of open land over in the back we are going to try to cluster, nothing under cluster provisions retaining the minimum one acre size zoning but to run the lots along that side not have any access from the highway. All our access will be from the new built road.

Mr. Scheible: Is the existing barn going to be torn down?

Mr. Kartiganer: That is still right now we'd like to retain the barn if we can, unless there is a problem with sight distance.

Mr. Scheible: Make condo's or something like that?

Mr. Kartiganer: We haven't looked at that.

Mr. Van Leeuwen: None of the drives are coming off 207?

Mr. Kartiganer: None of them are.

Mr. Mc Carville: Where is the each buildable area on lot 7?

Mr. Kartiganer: We are looking at over here I think we are going to lose some of the property with the wet lands.

Mr. Van Leeuwen: I think you should show buildable areas, get percs tests in here. These contours are they taken off USGS map?

Mr. Kartiganer: Flown topography.

Mr. Rones: Is any of this wooded or fields or what?

Mr. Kartiganer: Most y fields, number of stone walls.

Mr. Jones: Fields and sw. and wet lands.

Mr. Kartiganer: Fields and os and stone walls and that is the most critical thing we are bringing up at th. time is that we went to the effort to actually map out and survey the wet lands. A detail we don't have it at this time of the meeting, it wasn't flagged. We have just gotten all the information as of a few days ago.

Mr. Rones: And did you say you had some input from the DOT?

Mr. Kartiganer: DOT I gave here the letter. This is the first step here as far as the road access location that was the other critical thing we wanted to get right at the beginning. Two road accesses.

.. Mr. Rones: So they haven't.

Mr. Kartiganer: They have come out the regional has come out. This is a normal first step, the actual permit thing would be submitting permit to the regional.

Mr. Rones: They haven't given their views on these two?

Mr. Kartiganer: They have here.

Mr. Rones: It says to be reviewed. We don't have the review and comments.

Mr. Kartiganer: The first step on a review is they send out the regional from the Newburgh regional and he will come out and he says it looks ok where is the best spot he cannot approve a main road on to the road. Mostly he can approve driveways.

Mr. Rones: They looked at it and are thinking about it.

Mr. Kartiganer: I worked with the guy it should pass approvals.

Mr. Scheible: Gentlemen, what we are going to have to do is designate a lead agency also for this project.

Mr. Jones: I make a motion that the Town of New Windsor Planning Board be the lead agency in this matter.

Mr. Mc Carville: I will second that motion.

Mr. Edsall: In light of the other agencies involved we should send out a lead agency coordination letter so that the DEC if they want to go ahead with it.

Mr. Scheible: Is that because of the wet lands?

Mr. Edsall: DEC has objected to any board's taking lead agency without them being given the opportunity or at last being advised prior to someone taking the position and if you do send a letter it is in compliance with the SEQR procedures.

Mr. Rones: That the motion would be that the Planning Board is indicating its intention to declare itself lead agency and then upon giving the other involved agencies the 30 days opportunity to respond we can then make our decision if you so feel.

Mr. Edsall: And I have a form letter to that effect that the DEC is happy with it and if you desire I will send it.

Mr. Scheible: Do send it to the DEC, thank you.

Mr. Rones: It is just an amendment of the motion to declare our intentions to assume lead agency status subject to the 30 day comment period of the other interested agencies.

Mr. Kartiganer: Do you have any objections. I'd like to bring up subject to the approval of the DEC if we do cross the wetlands if it is in the overall benefit

of the site plan.

Mr. Van Leeuwen: We can't give you that permission.

Mr. Jones: I don't see the wet lands here.

Mr. Kartiganer: We will show that just as a general concept and we will have that next time.

Mr. Scheible: I'd suggest you come back with the designated wet areas.

Mr. Ronos: How you want to cross them, what the DEC has to say.

Mr. Scheible: You are showing building lots on possible wet areas and we have no idea where they lie, the best thing to do is go back and get your plans in order.

Mr. Kartiganer: Sure.

Mr. Mc Carville: The buildable area should be indicated.

Mr. Kartiganer: We will come back with perc tests, have the setbacks on the maps themselves and we will have the wet lands designated on the sketch plan.

Mr. Edsall: One item I noted while looking at the plan which may be Mr. Kartiganer can get resolved prior to the next appearance is the proxy statement that was filed didn't authorize him to represent the owner. It authorized Riverside Associates, you might want to have them authorize you as well if the owner isn't going to be present.

Mr. Scheible: Can you fill out one with your name as designated.

Mr. Kartiganer: Yes.

Mr. Edsall: We have both EAF's. We need one from the owner.

Mr. Scheible: You have one from the owner stating who as the representative?

Mr. Don Clibus: I believe River Street is on there.

Mr. Edsall: And Mr. Kartiganer is not from River Street as far as I know. That is where the problem is.

Mr. Scheible: It is a minor detail to have a proxy statement filled out but we must have it on file. Do you understand what we mean?

Mr. Clibus: I understand.

Mr. Scheible: The proxy statement designates Mr. Kartiganer as your representative before the Planning Board that he has the right to make any decision that is necessary. And it should be signed by the owner.

Mr. Clibus: The owner has given us permission to proceed with the project and Mr. Kartiganer is working for us.



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Heritage Park Subdivision
PROJECT LOCATION: South side of Route 207 (west of Beattie)
NEW WINDSOR #: 87-11
18 November 1987

1. The Applicant has submitted a Plan for the major subdivision of a 65.6 +/- acre parcel into thirty-seven (37) single family residential lots. A different version of this plan was reviewed at the presubmission conference portion of the 22 April 1987 Planning Board Meeting.
2. The Plan was submitted and reviewed as a Sketch Plan.
3. The proposed subdivision will require review by the Orange County Department of Planning, Orange County Department of Health (Subdivision, Sanitary and Wells), New York State Department of Environmental Conservation (Wetlands) and New York State Department of Transportation (Highway access).
4. At this point of initial sketch Plan Review, my major concern involves the project's location with respect to and its effect on the two (2) nearby NYS Freshwater Wetlands MB-22 and MB-24. Without the boundaries of these wetlands shown on the Plan (as based on an actual marking in the field by DEC), it is difficult to determine if the concept of the Plan appears acceptable. The Board may wish to see the locations of such wetlands on the Plan before taking any approval actions.
5. The Applicant has submitted both a Short Environmental Assessment Form and a Full Environmental Assessment Form for the subject project. Based on the number of review and approval agencies involved and the size of the proposed project, it is recommended that the Town of New Windsor issue a Lead Agency Coordination Letter to determine the Lead Agency.


TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Heritage Park Subdivision
PROJECT LOCATION: South side of Route 207 (west of Beattie)
NEW WINDSOR #: 87-11
11 November 1987

Page 2

6. The Applicant should be advised that future Plans should include the Signature and Seal of a Licensed Surveyor.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEnjE

87-11

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
River St. Assoc. for the building or subdivision of
Heritage Park has been
reviewed by me and is approved L
disapproved _____.

~~If disapproved, please list reason.~~

There is no town water in this area.

HIGHWAY SUPERINTENDENT

Steve D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

87-11



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
4 BURNETT BOULEVARD
POUGHKEEPSIE, N.Y. 12603

ALBERT E. DICKSON
REGIONAL DIRECTOR

FRANKLIN E. WHITE
COMMISSIONER

Date: December 7, 1987

To: Henry Scheible, Chairman
Town of New Windsor Planning Board
46 M. Boey and Hauser
45 Quassaick Avenue
New Windsor, N.Y. 12550

Re: Heritage Park
Environmental Assessment Form
Orange County

☒ This department has no objection to the Planning Board
of the Town of New Windsor being the lead agency
for this action.

☐ We have reviewed the Environmental Assessment Form (EAF) and find
the estimated number of vehicular trips to be reasonable.

☐ If a draft environmental impact statement is prepared for the proposed
project, please forward one to use for review.

☐ Please be aware that a state highway work permit will be required
for any curb cuts onto Route _____. Application and final site
plan should be forwarded to this department's local residency office,
as soon as possible, to initiate the review process.

☒ Other: In the E.A.F., the estimated number of vehicular
trips per p.m. peak hour should be 37 total
entering and exiting.

Very truly yours,

Douglas G. Druchunas
Civil Engineer II (Planning)

By Joanne Decker

Joanne Decker
Civil Engineer I (Planning)

DGD:JD:ak

TOWN OF NEW WINDSOR
BUREAU OF FIRE PREVENTION
SITE PLAN REVIEW FORM

PLANNING BOARD

REFERENCE NUMBER: 87-11

FIRE BUREAU

REFERENCE NUMBER: 87-100

SITE PLAN FOR: HERITAGE PARK DEVELOPMENT

ADDRESS: ROUTE 207, NEW WINDSOR, NEW YORK 12550

The aforementioned site plan or map was reviewed by the BUREAU OF FIRE PREVENTION at a meeting held on 15 DECEMBER 1987.

☒ The site plan or map was approved by the BUREAU OF FIRE PREVENTION.

☐ The site plan or map was disapproved by the BUREAU OF FIRE PREVENTION for the following reason(s).

THIS SITE PLAN IS APPROVED PROVIDED THE PAVEMENT WIDTH OF THE ROADWAY CONFORMS
TO TOWN ROAD SPECIFICATIONS.

SIGNED: Robert H. [Signature]



Lois Holmbeck
County Executive

PLANNING BOARD

12-17-87

Department of Planning & Development

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTork, Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT 239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor Planning Board D P & D Reference No. HWT 27-87 N
County I.D. No. 51 / 1 / 84.2

Applicant Heritage Park Subdivision/River Street Associates

Proposed Action: Major Subdivision

State, County, Inter-Municipal Basis for 239 Review L and N

County Effects: (1) According to the Orange County Soil Survey, many of the soils present on the site have severe limitations for the use of septic systems. Limitations range from depth to rock to prolonged wetness. Given this, detailed soil analysis (percolation tests & deep test pits) need to be conducted in each parcel. The location of the testing should be in the approximate location of the proposed septic. On the sketch plan, the location of the tests didn't coincide with the proposed septic location.

(2) Omissions on the sketch plan (contour line elevations, sight distances, and locations of septic systems and wells on adjacent properties- within 200 feet.) need to be corrected.

Related Reviews and Permits NYSDEC, NYSDOT & Orange County Department of Health

County Action: _____ Local Determination XXXXXX Approved _____ Disapproved _____

Approved subject to the following modifications and/or conditions: Approval from NYSDOT, NYSDEC & Orange County Department of Health

December 14, 1987

Date

☐ Postcard Returned
Date _____


Commissioner

87-11

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
River St. Assoc. for the building or subdivision of
Heritage Park Dev. has been
reviewed by me and is approved ☒
disapproved _____.

If disapproved, please list reason.

There is no ^{town} water in this area

HIGHWAY SUPERINTENDENT

Stane D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE _____

87-11

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
WATER, **SEWER** HIGHWAY REVISE FORM: D. P. W.

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
River Street Assoc. for the building or subdivision of
Heritage Park Development has been
reviewed by me and is approved _____
disapproved _____.

If disapproved, please list reason.

Approval given only for lots # 1, 10, 16, 22

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lynn D. Moore
SENIARY SUPERINTENDENT

December 21, 1987
DATE

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
WATER, ~~SEWER~~, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
_____ for the building or subdivision of
River Street Assoc. has been
reviewed by me and is approved _____
disapproved _____.

If disapproved, please list reason.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lyman D. Masten Jr.
SANITARY SUPERINTENDENT

Dec. 1, 1987
DATE

87-11



COUNTY OF ORANGE

LOUIS HEIMBACH, County Executive

Department of Health

124 MAIN STREET
GOSHEN, NEW YORK 10924 TEL: 914-294-7961

Walter O. Latzko
President, Board of Health

December 1, 1987

RE: ~~REDACTED~~
Realty Subdivision
Town of New Windsor

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

Gentlemen:

This department has no objection to your assuming Lead Agency status for this subdivision review.

As indicated in the engineer's preliminary report, approval of this department will have to be obtained before you issue your final approval.

Very truly yours,

M. J. Schleifer, P.E.
Assistant Commissioner

MJS:dlb

cc: File



COUNTY OF ORANGE

LOUIS HEIMBACH, County Executive

Department of Health

124 MAIN STREET

GOSHEN, NEW YORK 10924 TEL: 914-294-7961

Walter O. Latzko
President, Board of Health

November 20, 1987

RE: [REDACTED] Division
Town of New Windsor

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

Gentlemen:

In reply to your memo and the attached sketch plan for this subdivision, be advised that there is no information presented to which we can react.

This is obviously a project that must receive our review and approval as indicated in Note 4 on the plan. The engineer will have to submit detailed water, soils and contour information for our review.

Very truly yours,

M. J. Schleifer, P.E.
Assistant Commissioner

MJS:dlb

cc: File

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
WATER, SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
River St. Assoc - for the building or subdivision of
Heritage Park Sub. has been
reviewed by me and is approved L
disapproved.

~~If disapproved, please list reason.~~

There is no town water in this area.

HIGHWAY SUPERINTENDENT

Steve B. B. B.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

Heritage Park Subdivision

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 18 November 1987.

 The site plan or map was approved by the Bureau of Fire Prevention.

X The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

Roadways are 25 foot width, not to town specifications

SIGNED:

Stephen W. [Signature]
CHAIRMAN



**McGOEY and HAUSER
CONSULTING ENGINEERS P.C.**

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.

MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

23 November 1987

State of New York Department
of Environmental Conservation
21 South Pitt Corners Road
New Paltz, New York 12561

SUBJECT: HERITAGE PARK MAJOR SUBDIVISION
TOWN OF NEW WINDSOR (JOB NO. 87-11)

Gentlemen:

The Town of New Windsor Planning Board has had placed before it an application for major subdivision located off New York State Route 207, west of Beattie Road within the Town of New Windsor. It should also be noted that the subject project is located nearby New York State Freshwater Wetlands MB-22 and MB-24. This letter is written as a request for lead agency coordination as required under Part 617 of the Environmental Conservation Law. Additional copies of this letter will be forwarded to other interested or involved agencies or organizations, of which we are aware.

A letter response with regard to your interest in the position of Lead Agency as defined by Part 617, Title 6 of the Environmental Conservation Law and the SEQRA review process, sent to the Town of New Windsor Planning Board (care of this office), would be most appreciated. Should no other agency or group desire the lead agency position, it is the Town of New Windsor Planning Board's desire to assume such role. Should the Planning Board fail to receive a response requesting lead agency within thirty (30) days of this letter, it will be understood that you do not have an interest in the lead agency position.

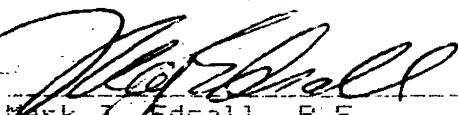
27 November 1987

A copy of the environmental assessment form as prepared by, or in behalf of the developer/subdivider and submitted to this Board is enclosed for your reference.

Your attention in this matter would be most appreciated. Should you have any questions concerning the project, please do not hesitate to contact our office.

Very truly yours,

MCGOEY AND HAUSER
CONSULTING ENGINEERS, P.C.


Mark J. Edsall, P.E.
Associate

MJEnjE

Encl.as

cc: Henry Scheible, Chairman, Planning Board (w/o encl.)
Orange County Department of Planning (w/encl.)
Orange County Department of Health (w/encl.)
Orange County Department of Public Works (w/encl.)
New York State Department of Transportation (w/encl.)
Town of New Windsor Town Board (w/o encl.)
Joseph Rones, Esq., Planning Board Attorney (w/o encl.)

APPLICATION FOR SKETCH PLAN APPROVAL
UNDER THE
LAND SUBDIVISION REGULATIONS, TOWN OF NEW WINDSOR, NEW YORK
INCLUDING NYSDEC EAF PARTS 1 & 2

AMK *review* *copy*

SUBDIVISION NAME: HERITAGE PARK SUBDIVISION
A MAJOR SUBDIVISION
Section 51, Block 1, Lot 84.2,
Town of New Windsor
Route 207, Town of New Windsor

APPLICANT: RIVER STREET ASSOCIATES & CO.
12 Front Street
Newburgh, New York 12550
Project Manager/Principal: Donald Klybas, AIA
(914) 561-7001

RECORD OWNER: JOHN 7 JACOB A LEYEN
Route 207
Rock Tavern, Orange County, New York

CONSULTANTS: Planners/Engineers/Surveyors:

KARTIGANER ASSOCIATES, P.C.
555 Blooming Grove Turnpike
Newburgh, New York 12550
(914) 562-4391

Project Manager: Scott T. Kartiganer, P.E.
Project Engineer: Katherine D. Dewkett

Attorney: Gary Sobo
1 Dolson Avenue
Middletown, New York 10940
(914) 343-0466

(RE-)
DATE OF SUBMISSION: 29 OCTOBER 1987

Prepared by:

Endorsed by:

Scott T. Kartiganer
Scott T. Kartiganer, P.E.
Kartiganer Associates, P.C.

Donald Klybas
River Street Associates

INTRODUCTION

River Street Associates & Co. seeks the approval of the Town Planning Board of the Town of New Windsor for the subdivision of a parcel of 63.8 acres into 37 building lots for the development of single-family detached residences.

SITE LOCATION

The proposed subdivision is located on the south side of New York State Route 207 approximately 3000 feet east of the Route 207/Beattie intersection in the Hamlet of Rock Tavern. The parcel is more particularly described on the attached sketch plan prepared by Kartiganer Associates, P.C., and dated October 28, 1987.

The site is open, rolling, rural land, with varying vegetation, including cropland, pasture, brushland, and second- or third-growth woodland. Remains of old fences and stone walls can be found at the periphery of portions of the parcel. As discussed later in the drainage report, a natural drainage system traverses the site and discharges primarily from the site to a pond on the lands of Aleck P. Kubina.

ZONING

According to the Town Zoning Map, the proposed subdivision parcel is located entirely within the R-3 Residence Zoning District of the Town of New Windsor. The Zoning Law Bulk Density Tables provide for a minimum lot area of one acre within the R-3 District if neither municipal water nor municipal sewer are provided. The bulk requirements within the R-1 District are as follows:

minimum street frontage	70 feet
minimum lot width	125 feet
minimum yards (setbacks)	
front	45 feet
side yard/total both yards	20/40 feet
rear	50 feet
maximum lot coverage	10 percent
maximum building height	35 feet or 2 1/2 stories
minimum livable floor area	1200 sq. ft.

All of the proposed lots exceed the minimum lot area and lot width requirements, and have been configured so that single-family residences may be constructed in full accordance with the other

stated area and bulk requirements.

DEVELOPMENT CONCEPT

The applicant's overall development objective is to create a medium-density subdivision for single-family homes in a manner that respects the site's natural features and is compatible with the established use of neighboring properties. The proposed lots, which generally range in area from 1.0 to 5± acres (average 1.725 acres) are located to provide ample building sites with considerable opportunity for varied residential placements and settings, ranging from open to wooded, from relatively flat to gently sloping. As noted, many of the lots are distinguished by the remains of stone walls and fences. Several of the lots will border existing drainage courses, and NYSDEC protected wetlands.

The proposed street system provides for a curvilinear pattern designed to the site's topography and for maintenance of the natural drainage system. Primary access to the site is proposed from New York State Route 207 at a point some 3000 feet west of Beattie Road, with a second entrance approximately 1900 feet west of that.

SUBDIVISION PLAN

The subdivision plan, as illustrated by the attached sketch plan, consists of 37 building lots for the development of single-family detached residences served by 4100 feet of internal subdivision roadway. All roadway will be constructed in full accordance with Town specifications and will be proposed for dedication to the Town of New Windsor upon completion. Each building lot will be served by individual on-site water supply and sewage disposal facilities.

SUMMARY OF ENVIRONMENTAL FACTORS

The potential impact of the proposed Heritage Park subdivision on a variety of environmental and community factors has been analyzed and is presented below. A complete Environmental Assessment Form (Parts 1 and 2) providing various site-specific data is attached.

Ground and Water Resources.

1. Flood Hazard. No portion of the proposed subdivision is located within either the 100-year or 500-year flood boundary of

any stream.

2. Freshwater Wetlands. There are designated wetlands located on the site pursuant to Article 24 of the Environmental Conservation Law. The final Right of Ways and lot plan are subject to NYSDEC inspection for final wetland location, protection and crossing approvals.

3. Streams. The minor watercourses located on the site are not protected streams pursuant to 6 NYCRR Part 855. The Orange County Health Department provides that no sewage disposal system may be situated within 100 feet of these watercourses.

4. Water Supply. The proposed subdivision is not located within a municipal water district nor is the site served by any municipal or private water company. Further, it is not feasible that municipal water be extended to the site. Therefore, the applicant proposes to obtain domestic water supply from individual wells to be drilled on each lot.

The New York State Department of Environmental Conservation and the Orange County Health Department have jurisdiction over water supply under Article 17, Title 15, of the Environmental Conservation Law, 6 NYCRR Part 653, and Article II, Title 2, of the Public Health Law. These agencies have further established conservative estimates and requirements for the quantity and quality of water supply for single-family detached residences. The hydraulic loading tables which they employ estimate that a 3-bedroom residence will use 400 gallons per day (gpd) of water. These estimates do not provide any credit for the presence of water-saving devices in newly-constructed homes, as required by Section 15-0315 of the Environmental Conservation Law, which devices typically reduce water consumption by 20 to 25 percent. Accordingly, the typical use of a newly-constructed 3-bedroom residence lies in the range of 300 to 320 gpd. Depending upon the methodology used, anticipated total water consumption for 37 3-bedroom residences would be in the range of 11,100 to 11,840 gpd.

The State of New York Water Reservoir Commission Report "Groundwater Basic Data - Orange & Ulster Counties" was used to estimate the anticipated well data. From this study of existing wells in the vicinity of the proposed subdivision, the average 6" diameter drilled well is between 120 and 266 feet deep with a yield of between 4 and 20 gallons per minute (gpm), and an average yield of approximately 10 gpm. The depth of casing ranged from 50 to 92 feet.

It is, therefore, anticipated that individual wells drilled on each of the proposed lots in the Heritage Park Subdivision will produce

the recommended 5 gpm for single-family homes at an affordable drilling cost. The water quality of each individual well must be tested by the County Health Department prior to the issuance of a permit.

5. Sewage Disposal. The proposed subdivision is neither located within a municipal sewer district nor serviced by a municipal or private sewage treatment plant. Accordingly, the applicant proposes that individual on-site sewage disposal systems be utilized on each lot, which systems will consist of individual septic tanks and absorption fields.

Such individual on-site systems fall within jurisdiction of the New York State Department of Environmental Conservation and the Orange County Health Department. Written approval of such agencies is required prior to the filing of the subdivision plat in the Office of the Orange County Clerk

6. Traffic Generation. Standards which have been developed by the Institute on Transportation Engineers (ITE) have been reviewed to assess the prospective traffic generation from the proposed Heritage Park Subdivision. ITE Land Use Code 210 establishes the following average trip generation rates for single-family detached residential units which are not served by public transportation systems: 10.0 vehicle trips per dwelling unit per day during weekdays; 10.1 vehicle trips per dwelling unit per day on Saturdays; and 8.7 vehicle trips per dwelling unit per day on Sundays. By clarification, each "vehicle trip" is a one-way movement and includes trips by residents, as well as service and visitor vehicles. The ITE standards also provide an estimate of peak hour traffic, which typically occurs along Route 207 between 7:30 and 8:30 a.m. and between 4:30 and 5:30 p.m.:

A.M. peak hour	Enter .21 per unit x 30 = 6.3 vehicle trips
	Exit .55 per unit x 30 = 16.5 vehicle trips
P.M. peak hour	Enter .63 per unit x 30 = 18.9 vehicle trips
	Exit .37 per unit x 30 = 11.1 vehicle trips

The peak hour traffic generation must be accommodated by the existing highway network once it departs the proposed subdivision site. In comparison to the existing background traffic (e.g. P.M. peak hour traffic on Route 207 in the vicinity of the site) the additional traffic generated by the Heritage Park is anticipated to be minimal. Peak hours traffic data from the NYSDOT has not been received at this time.

7. Access to Existing Highways. Heritage Park Site has 2380 feet of direct access frontage on New York State Route 207, which is a

State Highway linking the subdivision site to Newburgh to the east and to the Village of Goshen to the west. Two primary access's to the Heritage Park subdivision are proposed from NYS 207, at a point 3000 feet west of Beattie Road, and a second entrance 1900 feet west of that as earlier discussed. Sight distance at the proposed intersections are good to both the east and west, with problems not foreseen in obtaining the necessary access permit from the New York State Department of Transportation. A preliminary discussion of this requirement has been held a representative of the with the Orange County NYSDOT Newburgh residency at the site 27 October 1987.

REQUESTED WAIVERS AND MODIFICATIONS OF SUBDIVISION REQUIREMENTS

The applicant requests that the following improvements enumerated in the noted Sections of the Town's Land Subdivision Regulations be waived for the proposed Heritage Park subdivision of some 63.8 acres.

1. None requested.

It is anticipated that the proposed roadway may cross within a wetland buffer zone. The applicant will be requested of the NYSDEC that this be allowed.

In making this request, the applicant notes the particular circumstances of this proposed subdivision, including but not limited to, the following:

1. The roadway is designed to be coordinated within the rural, open character of the development site;
2. The allowance by the applicant of an additional amount of wetland area on another portion of the site equal in area to that affected by the roadway connection.
3. The use of individual on-site water supply and sewage facilities on each lot in accordance with the requirements of the New York State Department of Environmental Conservation and the Orange County Health Department outside of the wetlands boundaries and buffer zones.

4. The fact that the interior subdivision will carry light traffic volumes.

ATTACHMENTS

Environmental Assessment Form (Parts 1 and 2)
Sketch Plan

NYSDEC EAF Parts 1 & 2

PART 1—PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through I. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION HERITAGE PARK SUBDIVISION		
LOCATION OF ACTION (Include Street Address, Municipality and County) 63.8 ACRE PARCEL ON RT. 207, SEC. 51, BLK 1, LOT 84.2 in the TOWN OF NEW WINDSOR		
NAME OF APPLICANT/SPONSOR RIVER STREET ASSOCIATES		BUSINESS TELEPHONE (914) 561-7001
ADDRESS 12 FRONT STREET, NEWBURGH, N.Y.		
CITY/PO NEWBURGH	STATE N.Y.	ZIP CODE 12550
NAME OF OWNER (if different) JOHN & JACOB A. LEYENS		BUSINESS TELEPHONE ()
ADDRESS ROUTE 207		
CITY/PO ROCK TAVERN	STATE N.Y.	ZIP CODE 12575
DESCRIPTION OF ACTION SUBDIVISION OF 63.8 ACRE PARCEL INTO A SINGLE FAMILY RESIDENTIAL DEVELOPMENT OF 37 SINGLE FAMILY LOTS.		

Please Complete Each Question—Indicate N.A. if not applicable

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: ☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-far)
☒ Forest ☒ Agriculture ☐ Other _____

2. Total acreage of project area: 63.8 acres.

APPROXIMATE ACREAGE

Meadow or Brushland (Non-agricultural)

Forested

Agricultural (Includes orchards, cropland, pasture, etc.)

Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)

Water Surface Area

Unvegetated (Rock, earth or fill)

Roads, buildings and other paved surfaces

Other (Indicate type) _____

don't balance

	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	4 acres	4 acres
Forested	4 acres	4 acres
Agricultural (Includes orchards, cropland, pasture, etc.)	42.8 acres	0 acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	10 acres	10 acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	0 acres
Roads, buildings and other paved surfaces	1 acres	10 acres
Other (Indicate type)	_____ acres	_____ acres

*Ref Orange County Soil Survey—Oct 1981

3. What is predominant soil type(s) on project site? NaD, MdB, RSB, BnC, BnB, MdC, Ca

- a. Soil drainage: ☒ Well drained 70 % of site ☒ Moderately well drained 20 % of site
☒ Poorly drained 10 % of site (wetland)

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the N Land Classification System? _____ acres. (See 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? ☐ Yes ☒ No
a. What is depth to bedrock? Greater than 5' (in feet)

5. Approximate percentage of proposed project site with slopes ☒ 0-10% 90% ☒ 10-15% 10% ☐ 15% or greater
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? ☐ Yes ☒ No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No
8. What is the depth of the water table? * (in feet) *Greater than 5' (70%)
9. Is site located over a primary, principal, or sole source aquifer? ☐ Yes ☒ No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ☒ No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
☐ Yes ☒ No According to _____
 Identify each species _____
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)
☐ Yes ☒ No Describe _____
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?
☐ Yes ☒ No If yes, explain _____
14. Does the present site include scenic views known to be important to the community?
☐ Yes ☒ No
15. Streams within or contiguous to project area: NO
 a. Name of Stream and name of River to which it is tributary _____
16. Lake, ponds, wetland areas within or contiguous to project area:
 a. Name Wetlands b. Size (in acres) 10 acres +
17. Is the site served by existing public utilities? ☒ Yes ☐ No Electric
 a) If Yes, does sufficient capacity exist to allow connection? ☒ Yes ☐ No
 b) If Yes, will improvements be necessary to allow connection? ☐ Yes ☐ No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA Section 303 and 304? ☐ Yes ☒ No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☐ Yes ☒ No
20. Has the site ever been used for the disposal of solid or hazardous wastes? ☐ Yes ☒ No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)

- a. Total contiguous acreage owned or controlled by project sponsor 63.8 acres.
- b. Project acreage to be developed: 63.8 acres initially; _____ acres ultimately.
- c. Project acreage to remain undeveloped 10 acres. WETLANDS
- d. Length of project, in miles: N/A (If appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed N/A %;
- f. Number of off-street parking spaces existing 0; proposed —
- g. Maximum vehicular trips generated per hour 24 * (upon completion of project)
 *PM peak hour REF "ITE" HANDBOOK
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | <u>37</u> | _____ | _____ | _____ |
| Ultimately | <u>37</u> | _____ | _____ | _____ |
- i. Dimensions (in feet) of largest proposed structure 35 height, 45 width, 65 length. Residential
- j. Linear feet of frontage along a public thoroughfare project will occupy is 2384 ft along Rt. 207
4100 LF² in proposed subdivision roads

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? 0 tons/cubic yards
3. Will disturbed areas be reclaimed? ☒ Yes ☐ No ☐ N/A
- a. If yes, for what intended purpose is the site being reclaimed? _____
- b. Will topsoil be stockpiled for reclamation? ☒ Yes ☐ No
- c. Will upper subsoil be stockpiled for reclamation? ☒ Yes ☐ No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 10+ acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?
☐ Yes ☒ No
6. If single phase project: Anticipated period of construction 2 years months, (including demolition).
7. If multi-phased: N/A
- a. Total number of phases anticipated _____ (number).
- b. Anticipated date of commencement phase 1 _____ month _____ year, (including demolition).
- c. Approximate completion date of final phase _____ month _____ year.
- d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☐ No
8. Will blasting occur during construction? ☐ Yes ☒ No
9. Number of jobs generated: during construction 50; after project is complete 0
10. Number of jobs eliminated by this project 0
11. Will project require relocation of any projects or facilities? ☐ Yes ☒ No If yes, explain _____
12. Is surface liquid waste disposal involved? ☐ Yes ☒ No
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount _____
- b. Name of water body into which effluent will be discharged _____
13. Is subsurface liquid waste disposal involved? ☒ Yes ☐ No Type Residential-subsurface
14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☒ No discharge
- Explain _____
15. Is project or any portion of project located in a 100 year flood plain? ☐ Yes ☒ No
- * 16. Will the project generate solid waste? ☒ Yes ☐ No
- a. If yes, what is the amount per month 5 tons
- b. If yes, will an existing solid waste facility be used? ☒ Yes ☐ No
- c. If yes, give name Orange County Landfill; location _____
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☐ No
- e. If Yes, explain _____
- Y REF "SALVATO"
- SEE #16 17. Will the project involve the disposal of solid waste? ☐ Yes ☐ No
- a. If yes, what is the anticipated rate of disposal? _____ tons/month.
- b. If yes, what is the anticipated site life? _____ years.
18. Will project use herbicides or pesticides? ☐ Yes ☒ No
19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No
20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No
21. Will project result in an increase in energy use? ☒ Yes ☐ No
- If yes, indicate type(s) Oil, Electric or Propane for heating & Cooking
- * 22. If water supply is from wells, indicate pumping capacity 5 gallons/minute/unit
23. Total anticipated water usage per day 11840 gallons/day.
24. Does project involve Local, State or Federal funding? ☐ Yes ☒ No
- If Yes, explain _____

25. Approvals Required:

Type

Submittal
Date

City, Town, Village Board	<input type="checkbox"/> Yes <input type="checkbox"/> No		
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Subdivision</u>	<u>Nov. 87</u>
City, Town Zoning Board	<input type="checkbox"/> Yes <input type="checkbox"/> No		
City, County Health Department	<input type="checkbox"/> Yes <input type="checkbox"/> No	<u>Water & Septic</u>	
Other Local Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Other Regional Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		
State Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No	<u>NYSDEC & Wetlands</u>	
Federal Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		
NYS DOT	<input type="checkbox"/> Yes <input type="checkbox"/> No	<u>Road Access Permit</u>	

C. Zoning and Planning Information

- Does proposed action involve a planning or zoning decision? ☒ Yes ☐ No
If Yes, indicate decision required:
☐ zoning amendment ☐ zoning variance ☐ special use permit ☒ subdivision ☐ site plan
☐ new/revision of master plan ☐ resource management plan ☐ other _____
- What is the zoning classification(s) of the site? R3
- What is the maximum potential development of the site if developed as permitted by the present zoning?
63 units single family
- What is the proposed zoning of the site? R3 (NO CHANGE)
- What is the maximum potential development of the site if developed as permitted by the proposed zoning?
63 units (NO CHANGE)
- Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒ Yes ☐ No
- What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?
Residential
- Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile? ☒ Yes ☐ No
- If the proposed action is the subdivision of land, how many lots are proposed? 37
 a. What is the minimum lot size proposed? 1 ACRE
- Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No
- Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? ☒ Yes ☐ No
 a. If yes, is existing capacity sufficient to handle projected demand? ☒ Yes ☐ No
- Will the proposed action result in the generation of traffic significantly above present levels? ☐ Yes ☒ No
 a. If yes, is the existing road network adequate to handle the additional traffic? ☐ Yes ☐ No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them. See information material "Application for Sketch Plan Approval" submitted with sketch plan.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name River Street Associates Date 30 October 1987
 Signature [Signature] Title Principal

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment form before proceeding with this assessment.

PART 2—PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- In completing the form the reviewer should be guided by the question: Have my responses and determinations been reasonable? The reviewer is not expected to be an expert environmental analyst.
- Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily significant. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- The Examples provided are to assist the reviewer by showing types of impacts and wherever possible the threshold or magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- Answer each of the 19 questions in PART 2. Answer Yes if there will be any impact.
- Maybe answers should be considered as Yes answers.
- If answering Yes to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the Yes box in column 3. A No response indicates that such a reduction is not possible. This must be explained in Part 3.

IMPACT ON LAND

1. Will the proposed action result in a physical change to the project site?
☐ NO ☒ YES

Examples that would apply to column 2

- Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.
- Construction on land where the depth to the water table is less than 3 feet.
- Construction of paved parking area for 1,000 or more vehicles.
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Construction that will continue for more than 1 year or involve more than one phase or stage.
- Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.
- Construction or expansion of a sanitary landfill.
- Construction in a designated floodway.
- Other impacts _____

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.) ☒ NO ☐ YES

- Specific land forms _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

3. Will proposed action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

Examples that would apply to column 2

4. Will proposed action affect any non-protected existing or new body of water? ☒ NO ☐ YES

Examples that would apply to column 2

5. Will Proposed Action affect surface or groundwater quality or quantity? ☐ NO ☒ YES

Examples that would apply to column 2

6. Will proposed action alter drainage flow or patterns, or surface water runoff? ☒ NO ☐ YES

Examples that would apply to column 2

- [illegible]

- [illegible]

- Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.
- Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.
- Project components that will result in the elimination or significant screening of scenic views known to be important to the area.
- Other impacts: N/A

- Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.
- Any impact to an archaeological site or fossil bed located within the project site.
- Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.
- Other impacts:

- The permanent foreclosure of a future recreational opportunity.
- A major reduction of an open space important to the community.
- Other impacts _____

IMPACT ON TRANSPORTATION

14. Will there be an effect to existing transportation systems?

NO LLYLS

Examples that would apply to column 2

- Alteration of present patterns of movement of people and/or goods.
- Proposed Action will result in major traffic problems.
- Other impacts: _____

IMPACT ON ENERGY

15. Will proposed action affect the community's sources of fuel or energy supply? ☒ NO ☐ YES

Examples that would apply to column 2

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.
- Other impacts: _____

NOISE AND ODOR IMPACTS

16. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action? ☒ NO ☐ YES

Examples that would apply to column 2

- **Blasting within 1,500 feet of a hospital, school or other sensitive facility.**
- **Odors will occur routinely (more than one hour per day).**
- **Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.**
- **Proposed Action will remove natural barriers that would act as a noise screen.**
- **Other impacts:**

IMPACT ON PUBLIC HEALTH

17. Will Proposed Action affect public health and safety?

☒ NO ☐ YES

Examples that would apply to column 2

- Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.
- Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)
- Storage facilities for one million or more gallons of liquified natural gas or other flammable liquids.
- Proposed action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- Other impacts _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Chang
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

18 Will proposed action affect the character of the existing community?
() NO () YES

Examples that would apply to column 2

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.
- Proposed action will conflict with officially adopted plans or goals.
- Proposed action will cause a change in the density of land use.
- Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.
- Development will create a demand for additional community services (e.g. schools, police and fire, etc.)
- Proposed Action will set an important precedent for future projects.
- Proposed Action will create or eliminate employment.
- Other impacts: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

* 19. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts?
() NO () YES **NA**

**If Any Action in Part 2 Is Identified as a Potential Large Impact or
If You Cannot Determine the Magnitude of Impact, Proceed to Part 3**

Part 3—EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is important.

To answer the question of importance, consider:

- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact.

(Continue on attachments)

011.21
Appendix B
State Environmental Quality Review
Visual EAF Addendum

SEUR

This form may be used to provide additional information relating to Question 11 of Part 2 of the Full EAF.

(To be completed by Lead Agency)

Visibility	Distance Between Project and Resource (in Miles)				
	0-¼	¼-½	½-3	3-5	5+
1. Would the project be visible from:					
• A parcel of land which is dedicated to and available to the public for the use, enjoyment and appreciation of natural or man-made scenic qualities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• An overlook or parcel of land dedicated to public observation, enjoyment and appreciation of natural or man-made scenic qualities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• A site or structure listed on the National or State Registers of Historic Places?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• State Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• The State Forest Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• National Wildlife Refuges and state game refuges?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• National Natural Landmarks and other outstanding natural features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• National Park Service lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Rivers designated as National or State Wild, Scenic or Recreational?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Any transportation corridor of high exposure, such as part of the Interstate System, or Amtrak?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• A governmentally established or designated interstate or inter-county foot trail, or one formally proposed for establishment or designation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• A site, area, lake, reservoir or highway designated as scenic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Municipal park, or designated open space?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• County road?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Local road?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Is the visibility of the project seasonal? (i.e., screened by summer foliage, but visible during other seasons)					
	<input type="checkbox"/> Yes	<input type="checkbox"/> No			
3. Are any of the resources checked in question 1 used by the public during the time of year during which the project will be visible?					
	<input type="checkbox"/> Yes	<input type="checkbox"/> No			

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
112 DICKSON STREET
NEWBURGH, NY 12550

Albert E. Dickson
Regional Director

Franklin E. White
Commissioner

November 2, 1987

Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, NY 12550

RE: Heritage Park
Route 207

Dear Sir:

We have reviewed this matter and please find our comments checked below:

☒ A Highway Work Permit will be required

☒ No objection

☐ Need additional information ☐ Traffic Study

☐ Drainage Study

☒ To be reviewed by Regional Office

☐ Does not affect N.Y. State Dept. of Transportation

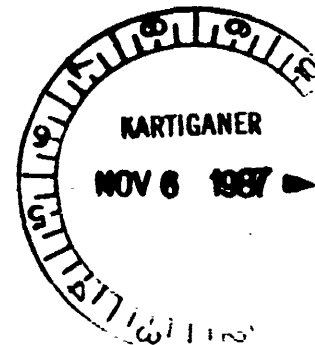
ADDITIONAL COMMENTS: Plans are in the Poughkeepsie Regional Office for their review and comments.

Very truly yours,

W. Elgee

William Elgee
C.E. I Permits
Orange County

WE/dri





COUNTY OF ORANGE
LOUIS HEIMBACH, COUNTY EXECUTIVE

Department of Public Works

ROUTE 17-M P.O. BOX 509
GOSHEN, NEW YORK 10924
TEL: Office 294-7951 - Garage 294-9115

LOUIS J. CASCINO, P.E.
Commissioner

November 9, 1987

Mr. Henry Schieble, Chairman
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12550

Re: Heritage Park Subdivision
Catanfaro

Dear Mr. Schieble:

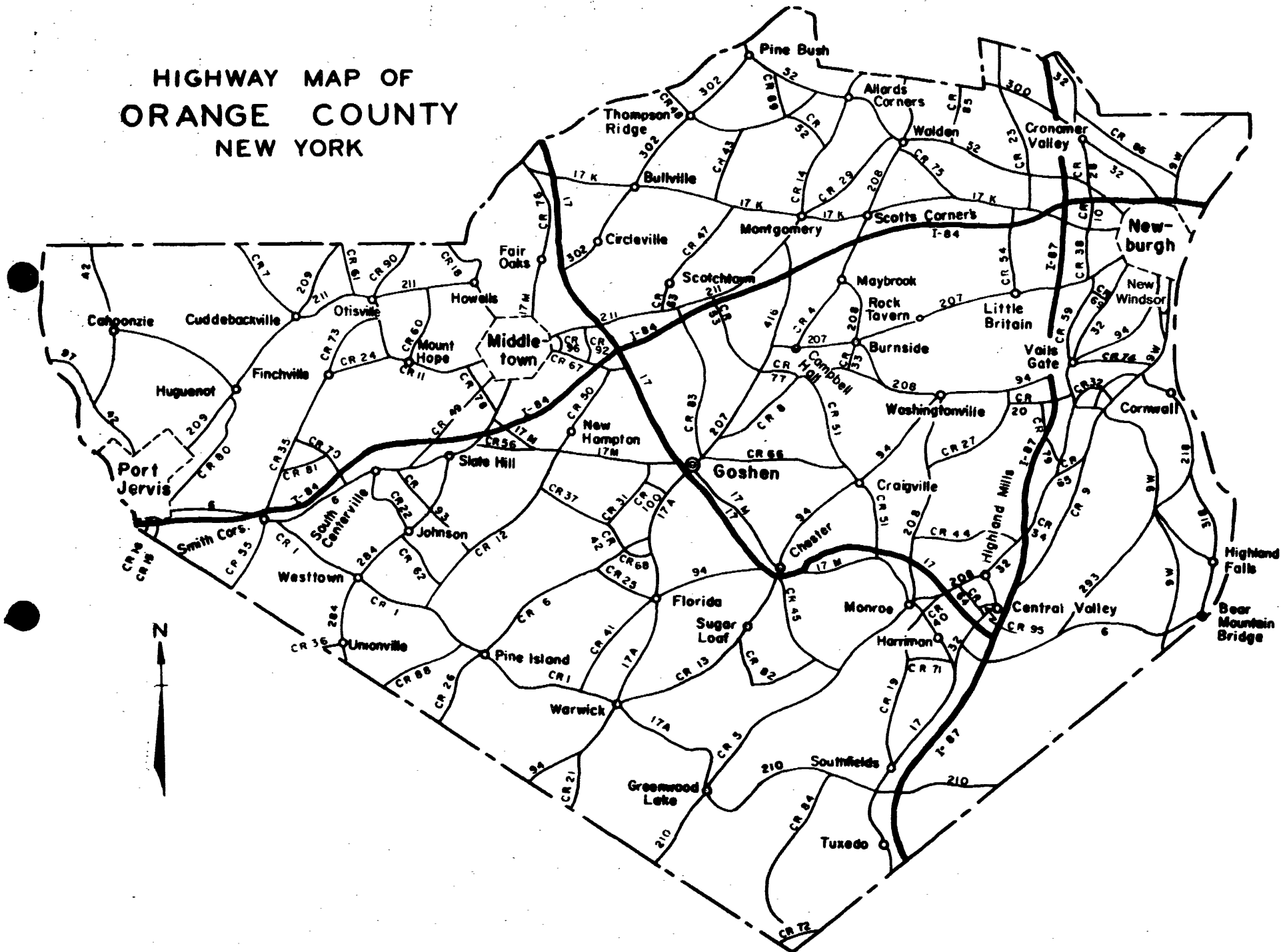
With reference to the above mentioned subdivison, we have reviewed the sketch and inasmuch as it does not effect the County Road System, we have no comment. However, we will retain the maps for future reference.

Very truly yours,

Robert W. Gilson
Division of Engineering

RWG/ljl

HIGHWAY MAP OF ORANGE COUNTY NEW YORK



BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
WATER, SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Kartigan Assoc. for the building or subdivision of
Heritage Park has been
reviewed by me and is approved L
disapproved _____.

~~If disapproved, please list reason.~~

There is no town water in this area.

HIGHWAY SUPERINTENDENT

Stan D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
WATER, ~~SEWER~~, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Kartiganer Eng. for the building or subdivision of
Heritage Park has been
reviewed by me and is approved _____,
disapproved _____.

If disapproved, please list reason.

1) No information regarding Percolations and
location of Septic System.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Luman H. Masten Jr.

SANITARY SUPERINTENDENT

November 3, 1987

DATE

87-11

BUILDING INSPECTOR, P.B. ENGINEER,
WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision Heritage Park as submitted by
Fine for the building or subdivision of
_____ has been
reviewed by me and is approved _____,
disapproved Yes.

If disapproved, please list reason.

*No provision for drainage and no
road specifications.*

Fred Lipp W.S.
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

6/2/87
DATE

87-11

BUILDING INSPECTOR, P.B. ENGINEER,
WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval
Subdivision _____ as submitted by
JEROME. L. FIVE for the building or subdivision of
Heritage Park Sub-division has been
reviewed by me and is approved _____,
disapproved ✓.

If disapproved, please list reason.

Requires percolations for each lot.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lyman L. Masten Jr.
SANITARY SUPERINTENDENT

April 21, 1987
DATE

87-11

BUILDING INSPECTOR, P.B. ENGINEER,
WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Hudson Eng - for the building or subdivision of
Heritage Park has been
reviewed by me and is approved _____,
disapproved _____.

~~If disapproved, please list reason.~~

Not in water district - Town water is
not available -

HIGHWAY SUPERINTENDENT

Steve D. D. D.

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

HERITAGE PARK SUBDIVISION

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 21 April 1987.

☒ The site plan or map was approved by the Bureau of Fire Prevention.

☐ The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

This site plan is approved, however, please verify that road width
is according to Town Code.

SIGNED: Richard Holatzky
CHAIRMAN

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE
OR SUBDIVISION PLAN APPROVAL

1. Name of Project HERITAGE PARK SUBDIVISION
2. Name of Applicant RIVER STREET ASSOCIATES Phone 561-7001
Address 12 FRONT STREET, NEWBURGH, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record JOHN & JACOBA LEYEN Phone _____
Address ROUTE 207, ROCK TAVERN, N.Y. 12575
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan KARTIGANER ASSOCIATES Phone 562-4391
Address 555 BLOOMING GROVE TURNPIKE, NEW WINDSOR, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney GARY SOBO Phone 343-0466
Address 1 DOLSON AVENUE, MIDDLETOWN, N.Y. 10940
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the SOUTH side of ROUTE 207
(Street)
3,000 feet WEST
(Direction)
of BEATTIE ROAD
(Street)
7. Acreage of Parcel 63.8 8. Zoning District R3
9. Tax Map Designation: Section 51 Block 1 Lot 84.2
10. This application is for SUBDIVISION OF PARCEL INTO 37 SINGLE FAMILY
RESIDENTIAL LOTS WITHOUT CENTRAL WATER & SEWER.
11. Has the Zoning Board of Appeals granted any variance or a
special permit concerning this property? NO

If so, list Case No. and Name N/A

12. List all contiguous holdings in the same ownership

Section N/A Block Lot(s)

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

 being duly sworn, deposes and says that he resides at in the County of and State of and that he is (the owner in fee) of

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

4th day of November 1987

Michael DeStefano
Notary Public

Residence Orange County
Commission Expires 3/30/88

John Leyens
(Owner's Signature)

JOHN LEYENS

Donald Klybas
(Applicant's Signature)

DONALD KLYBAS

Principal
(Title)

REV. 3-87

Jakoba Leyens
JAKOBA LEYENS

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

JOHN & JACOB LEYEN, deposes and says that he
resides at ROUTE 207, ROCK TAVERN, N.Y. 12575
(Owner's Address)

in the County of ORANGE

and State of NEW YORK

and that he is the owner in fee of THE 63.8 ACRE PARCEL,

SECTION 51, BLOCK 1, LOT 84.2

which is the premises described in the foregoing application and
that he has authorized RIVER STREET ASSOCIATES, INC.

to make the foregoing application as described therein.

Date: Nov. 4, 1987

John Leyen
(Owner's Signature)
Jacoba Leyen
Michael Destefano
(Witness' Signature)

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE
OR SUBDIVISION PLAN APPROVAL

1. Name of Project Heritage Park
2. Name of Applicant River Street 9500c. Phone 914-561-7001
Address 17 Front St., Newburgh NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record TO BE FORWARDED Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Jerome L. Fine Phone 294-6195
Address P.O. BOX 238, Goshen NY 10924
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the Route 207 side of _____
_____ feet _____
(Street) _____
of new Windsor, NY (Direction)
(Street)
7. Acreage of Parcel 63 acre 8. Zoning District _____
9. Tax Map Designation: Section 51 Block 1 Lot 84
10. This application is for subdivision
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? No

If so, list Case No. and Name _____

12. List all contiguous holdings in the same ownership ^{N/A}
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____
(Official Title)
of the Corporation which is the Owner in fee of the premises
described in the foregoing application and that he has authorized
_____ to make the foregoing
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

(Owner's Signature)

_____ day of _____ 198

(Applicant's Signature)

Notary Public

(Title)

SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: Heritage Park

Location: RI 207, new Windsor

ID Number: _____

INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

ENVIRONMENTAL ASSESSMENT

	YES	NO
1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will there be a major change to any unique or unusual land form found on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will project alter or have a large effect on an existing body of water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will project have an adverse impact on groundwater quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will project significantly effect drainage flow on adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Will project affect any threatened or endangered plant or animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Will project result in a major adverse effect on air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will project have a major adverse effect on existing or future recreational opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is project non-farm related and located within a certified agricultural district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Will project have any adverse impact on public health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is there public controversy concerning any potential impact of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

FOR AGENCY USE ONLY

Preparer's Signature: _____ Date: _____

Preparer's Title: _____

Agency: _____

RIVER STREET ASSOCIATES, INC.

12 FRONT ST., NEWBURGH, N.Y. 12550

914/561-7001

1.15.87

Town of New Windsor,
Planning Board
555 Union Ave.
New Windsor, 12550
Att: Chairman of the planning board

RE: Heritage Park Developement, Sec. 51, Block 1,
Lot 84, Route 207, New Windsor N.Y..

Gentleman;

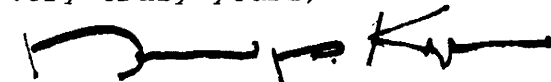
As outlined in 48-19, C, of "zoning chapter 48, from the code of the town of New Windsor" and following a telephone conversation with Mr. Mark Edsall of McGoeys & Hauser consulting engineers on 1.13.87, we here by request a pre-submission conference with the board. As outlined, the purpose of this conference will be to discuss the proposed uses of the development in order to determine which site plan elements will be required.

In general the proposed 63 acre development is located on the east side of Route 207 New Windsor. River Street Associates is presently entering into contract with Mr. Leyen for the purchase of this parcel. It is our intention to subdivide this property into 31 parcels. These subdivided parcels would then be developed for single family homes.

Should you have any further questions, feel free to call us at 561- 7001.

We anxiously await your response.

Very truly yours,



Donald P. Klybas
Principal

cc Mr. M. Edsall
Mr. A.G. Volonakis, AIA
Mr. G. Sobo, Esq.

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
112 DICKSON STREET
NEWBURGH, NY 12550

Albert E. Dickson
Regional Director

Franklin E. White
Commissioner

November 2, 1987

Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, NY 12550

RE: Heritage Park
Route 207

Dear Sir:

We have reviewed this matter and please find our comments checked below:

☒ A Highway Work Permit will be required

☒ No objection

☐ Need additional information ☐ Traffic Study

☐ Drainage Study

☒ To be reviewed by Regional Office

☐ Does not affect N.Y. State Dept. of Transportation

ADDITIONAL COMMENTS: Plans are in the Poughkeepsie Regional Office for their review and comments.

Very truly yours,



William Elpee
C.E. I Permits
Orange County

WE/dri

